

Mailed to  
Suburban Coastal Corp.  
7-2-79

5.1 PAGE 78.1

BOOK 1085 PAGE 845

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Rec'd for Record June 19 1979 10:54 AM Same Day Recorded & Ex'd per Charles

This form is used in connection with deeds of trust insured under Chapter 10 of the National Housing Act.

DEED OF TRUST

THIS DEED, made this 18th day of June, 1979, by and between WILLIAM M. CASTLE, party of the first part and Bernard H. Kanstoroom and Jeffrey M. Frost, as hereinafter set forth, party of the second part: Trustee,

WHEREAS, the party of the first part is justly indebted unto SUBURBAN COASTAL CORP.

in the principal sum of THIRTY-NINE THOUSAND NINE HUNDRED Dollars (\$ 39,900.00), with interest from date at the rate of Ten per centum ( 10 %) per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of Three Hundred Fifty and 32/100 Dollars (\$ 350.32), commencing on the first day of August, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2009.

AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to William M. Castle

in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situated in the County of Frederick and State of Maryland, known and distinguished as

All that piece or parcel of land situate, lying and being in the State of Maryland, and more particularly described as follows:

All that lot and part of a lot of ground situate, lying and being on the south side of East Seventh Street in Frederick City, Frederick County, Maryland, it being a part of a tract and parcel of land that was conveyed unto Elmer E. Fritz, widower, by deed dated May 27, 1922 and recorded in Liber 338, folio 470, one of the Land Records of Frederick County, Maryland, from Harmon L. Gaver and Sarah H. Gaver, his wife, beginning for the part hereby conveyed on the south line of East Seventh Street, said point being at the end of 88.40 feet on a line drawn S. 85 1/4° East from the Northeast corner of the building on the Southwest corner of East Seventh Street and Middle Alley and running thence S. 4 3/4° West 138 feet to the North side of a twelve foot alley, thence by and with the same S. 85 1/4° East 60 feet, thence N. 4 3/4° East 138 feet to the south side of East Seventh Street, thence by and with the same N. 85 1/4° West 60 feet to the place of beginning; together with the right of use of a twelve foot alley laid out in the rear of said lot, with the right of egress and ingress thereto, between Middle Alley and Chapel Alley in Frederick City.

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF.

In the event this loan is not insured/guaranteed by the FHA within ninety (90) days after settlement, the entire loan may be declared due and payable at the option of the lender. This Deed of Trust and Promissory Note is to be governed by the laws of the State of Maryland.

together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, Mortgagors, Grantors or parties of the first part (whichever applies) certify and acknowledge that prior thereto they have received both a fully executed agreement as to the contractual rate of interest and a loan disclosure statement in connection with the loan secured hereby both as required by Article 49 of the Annotated Code of Maryland.

TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and assigns, in fee simple. Together with the following household appliances which are a part of the security for the indebtedness herein mentioned and shall be covered by this Deed of Trust: 2 Refrigerators, 2 Ranges

IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part, or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof, to take, have, and apply to and for his sole use and benefit, until default be made in the payment of any manner of indebtedness hereby secured or in the performance of any of the covenants as hereinafter provided.

AND upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale hereinafter provided for to release and reconvey the said described premises unto the said party of the first part or assigns, at his cost. Prior to the execution and delivery of any partial or complete release, each trustee shall be entitled to charge and receive a fee of \$5.00, plus 50 cents for Notary's fee, for each release. The right to charge and receive said fee shall be limited to two Trustees.

Replaces FHA 2127M dated March 1977, which is obsolete.

STATE OF MARYLAND  
FHA-2127M (10-78)